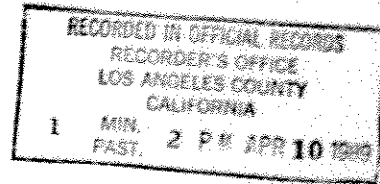


RECORDING REQUESTED BY

89- 552967

AND WHEN RECORDED MAIL TO

Name Dynasty Deed Services  
Street c/o Fred Cheng Fu Chen  
Address 713 N Heliotrope Dr  
City & State Los Angeles, Ca 90029



MAIL TAX STATEMENTS TO

Name address and addressee as  
Street shown above  
Address  
City & State

FEE \$11 D  
4

SURVEY MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Partnership Grant Deed

CAT. NO. NN00586  
TO 1925 CA (11-83)

THIS FORM FURNISHED BY TIGOR TITLE INSURANCE

The undersigned grantor(s) declare(s):

Documentary transfer tax is 322.30

- ( ) computed on full value of property conveyed, or  
( X ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of Whittier, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Halferty & Debeikes Properties,

a General partnership organized under the laws of the State of California  
hereby GRANTS to Dynasty Deed Services Inc. a California Corporation as to an  
undivided 32.3 interest

the following described real property in the city of Whittier  
County of Los Angeles, State of California.

See legal attached hereto and made part of: Exhibit "A"

property commonly known as: 12353-12357 Whittier Blvd., Whittier, CA.,

Dated: March 31st 1989

STATE OF CALIFORNIA

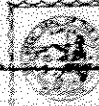
COUNTY OF LOS ANGELES } ss.

On APRIL 6, 1989 before  
me, the undersigned, a Notary Public in and for said  
State, personally appeared RICHARD A. DEBEIKES,  
JR. and James L. Halferty

personally known to me or proved to me on the basis  
of satisfactory evidence to be the persons who executed the within instrument as ONE  
of the partners of the partnership that executed the  
within instrument, and acknowledged to me that such  
partnership executed the same.  
WITNESS my hand and official seal.

Signature

Elizabeth A. Thompson



OFFICIAL SEAL  
ELIZABETH A. THOMPSON  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. Expires MAY 1, 1993

(This area for official notarial seal)

Halferty &amp; Debeikes Properties

By [Signature] Partner  
By: HALFERTY INVESTMENT COMPANY, Partner  
By: CALIFORNIA LIMITED PARTNERSHIP, Partner  
GENERAL PARTNER

By: James L. Halferty, General Partner  
By: HALFERTY DEVELOPMENT COMPANY, A  
CALIFORNIA CORPORATION, GENERAL PARTNER

By: [Signature] President  
By: Tiffany H. Windsor, Secretary

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

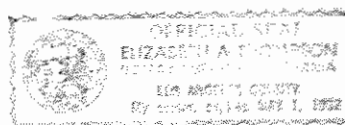
STATE OF CALIFORNIA       )  
                                  ) SS.  
COUNTY OF LOS ANGELES    )

On this 4th day of April, 1939, before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES L. HALFERTY, personally known to me, or proved to me on the basis of satisfactory evidence, to be the general partner of HALFERTY INVESTMENT COMPANY, a California Limited Partnership, the partnership that executed the within instrument on behalf of said partnership, said partnership known to me, or proved to me on the basis of satisfactory evidence, to be one of the partners of HALFERTY & DEBEIKES PROPERTIES, a California General Partnership, the partnership that executed the within instrument and acknowledged to me that such individual executed the same as such general partner, that such partnership executed the same as such general partner, and that such partnership executed the same.

WITNESS my hand and official seal.

Signature: *Elizabeth A. Thompson*

(Official Seal)



89- 552967

STATE OF CALIFORNIA       )  
                                  ) SS.  
COUNTY OF LOS ANGELES    )

On this 6th day of April, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN W. BARTLETT and TIFFANY M. WINDSOR, personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons who executed the within instrument as the President and Secretary of HALFERTY DEVELOPMENT COMPANY, a California corporation, the corporation that executed the within instrument as a general partner on behalf of HALFERTY INVESTMENT COMPANY, a California Limited Partnership, the partnership known to me, or proved to me on the basis of satisfactory evidence, to the one of the general partners of HALFERTY & DeBEIKES PROPERTIES, a California General Partnership, the partnership that executed the within instrument and acknowledged to me that such individuals executed the same as such President and Secretary, that such corporation executed the same as such general partner, that such partnership executed the same as such general partner, and that such partnership executed the same.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_

(Official Seal)



89- 552967

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SAID LAND IS SITUATED IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK "L" OF THE PICKERING LAND AND WATER COMPANY'S SUBDIVISION OF THE JOHN M. THOMAS RANCH, AS PER MAP RECORDED IN BOOK 21 PAGE(S) 53 AND 54 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, BEING THE EASTERLY LINE OF THE COUNTY ROAD, DISTANT SOUTH 25 FEET (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 226.47 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 174.84 FEET, MORE OR LESS TO THE WESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY, BY DEED RECORDED IN BOOK 6417 PAGE 340, OF DEEDS; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED LINE 54.43 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID PARCEL, SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY BY DEED RECORDED IN BOOK 6346 PAGE 316 OF DEEDS; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LAST MENTIONED PARCEL 108.76 FEET TO A POINT DISTANT SOUTHWESTERLY 10 FEET (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF A SPUR TRACT OF THE SAID LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG A CURVE CONCENTRIC WITH THE CENTERLINE OF SAID SPUR TRACT CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 204.18 FEET (THE ANGLE BETWEEN THE TANGENT TO SAID CURVE AND SAID WESTERLY LINE AT SAID LAST MENTIONED POINT BEING 33° 53' 40") 77.62 FEET TO A POINT IN THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO THE CITY OF WHITTIER, BY DEED RECORDED IN BOOK 6506 PAGE 218, OF DEEDS; SAID POINT BEING DISTANT SOUTH 17.13 FEET (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHERLY LINE 60.03 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE SAID POINT BEING DISTANT SOUTH 25 FEET (MEASURED AT RIGHT ANGLES) FROM SAID NORTHERLY LINE; THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE 135 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

89- 552967